Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/13 STEPHEN STREET YARRAVILLE VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$549,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$632,500	Property type	Unit	Suburb	Yarraville
Period-from	01 Dec 2022	to	30 Nov 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/213 GORDON STREET FOOTSCRAY VIC 3011	$545,000	28-Jun-23
2/70 DROOP STREET FOOTSCRAY VIC 3011	$545,000	27-Jul-23
106/100 SOMERVILLE ROAD YARRAVILLE VIC 3013	$540,000	01-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 December 2023

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3/213 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$545,000** Sold Date **28-Jun-23**

Distance **1.39km**

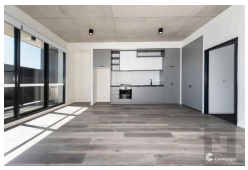


2/70 DROOP STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price Sold Date **27-Jul-23**

Distance **1.7km**



106/100 SOMERVILLE ROAD YARRAVILLE VIC 3013

2 2 1

Sold Price **$540,000** Sold Date **01-Sep-23**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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